

Roberts Creek Official Community Plan Committee (RCOCPC)

Meeting Minutes: May 8 2013

Roberts Creek Community School

Present: Dianne Sanford (Chair), Elaine Futterman, Mike Allegretti, Scott Avery, Sheila Wilson, Karen Spicer, Robin Chauhan, Billy Davis, Lesley Roberts, Donna Shugar (Director)

Regrets: Carolann Glover, Chris Motloch

Agenda: The following agenda was agreed upon and approved:

- 1) Adoption of April 10 2013 meeting
- 2) Presentation and discussion of Application with Daryl Youngman, final decision and recommendations to SCRD.
- 3) Medical Use of Marijuana – changes to federal legislation. Final letter?
- 4) Agricultural Road Map
- 5) Director's Report
- 6) Next Meeting: June 12

1) Adoption of April 10 2013 meeting: minutes were adopted.

2) Presentation and discussion of Application with Daryl Youngman, final decision and recommendations to SCRD.

Daryl Youngman, Terry Youngman and Steve Brewis presented their case to the committee. Daryl read a prepared speech. Since purchasing the property, the value of the property has declined, so Daryl is hoping to recover his losses in investment. He hopes to re-mortgage the property to repay his family.

Concerns from the OCPC include:

- i. How is this situation (loss in property value) any different than other people's situations? We require compelling reasons to deviate from the OCP.
- ii. If property is subdivided, and above house doesn't sell, what would happen with the house? Daryl contends that he has potential renters.
- iii. 3000 square feet is not affordable housing.
- iv. Daryl purchased the property while it was in the ALR (and therefore understood zoning restrictions).
- v. So much time and energy was put into the OCP. Mike has problems going against the OCP to rezone – from rural to country residential. Mike is concerned that a precedent might be set for others to apply to rezone in order to make money.
- vi. Mike felt that the property was purchased without understanding land use. Solving economic problems with land division is problematic.
- vii. Terry speaks of a model that we can replicate in the future, but the value of the model itself is in question.
- viii. What is Steve's plan for the long term? How can the community be assured that the garden will continue past 3-4 years?

- ix. Scott felt that there needs to be covenants on both properties. They shouldn't be excluded from ALR. Scott would like to get farms started. Scott made motion that application is supported with a tree covenant on both of the properties and farming on one of the properties in perpetuity.
- x. It is unclear as to whether covenants would be enforceable. Donna said that enforcement of a covenant would be through the complaints based system since the SCRD does not have the capacity to actively monitor a covenant like this.

Carolann Glover, absent from the meeting, forwarded the following comments, prior to the meeting:

It strikes me that there are some underlying presumptions that we need to address.

We are assuming the subdivision of a parcel, resulting in smaller parcels, will lead to farming and gardening, when the original parcel is not farmed or gardened in any significant way, if at all?

While the Leek Rd. property before us makes special provisions to commit to farming/gardening, at present there is no vehicle to enforce this variance.

And, we should keep in mind that growing a garden and keeping chickens or rabbits can be done in any zone or classification, not just ALR land.

Also, I sense that we have linked affordable housing with the subdivision of ALR, when the subdivision of any other land doesn't lead us to think the result will be affordable housing.

In a vote of 5 in favour, 2 against and 2 abstaining, the OCPC passed a motion to recommend the acceptance of the subdivision subject to conditions.

The OCPC recommends that the Youngman proposal of subdivision be accepted subject to the following conditions:

- i. Legally valid covenant/agreement to market farm the lower property for a minimum of 5-10 years.
- ii. Legally valid agreement/covenant to protect trees on both properties, except those that must be removed for agricultural and home site use and the removal of trees that have been assessed as dangerous by a qualified professional.

Acceptance will be dependent upon viability of legally valid covenant/agreement. If this is not viable, proposal for subdivision will not be supported.

3. Medical Use of Marijuana – changes to federal legislation

Dianne and Robin will finalize the letter regarding Medical Use of Marijuana Legislation and will forward to group.

4. Road Map for Agriculture

OCPC's (Growing) List of Concerns Regarding the Road Map

1. We would like to see the document simplified – too much detail!
2. The Road Map should standardize its agricultural units; it moves less than seamlessly from hectares to acres and from AUs to actual numbers of animals. We ask that poultry not be quantified as AUs, as numbers can be misleading. 1 AU = 167 poultry – that's a lot of chickens!
3. A zoning map should be included in the package.
4. We are concerned about the potential of opening the flood-gates to overly-intensive large-scale farming. *Intensive Farming* has no upper limits defined in the document.
5. We are concerned about the density of housing on the tracts of land in the A-Zone.
6. We would like to see anything that is more restricted than before, highlighted.
7. The OCPC is concerned about the high density of dwelling units on only 5 acres. This would leave little space for agriculture.
8. Some concern was expressed over the inclusion of the right to operate restaurants. Perhaps we could tighten up the conditions to encourage the kind of restaurants desired.
9. We have some concern over density of greenhouses and the resulting light pollution.
10. We would like to see a restriction imposed upon house size in the A Zone.
11. We don't want to over-restrict people. The document feels too rigid.
12. It is important that we do get things right. Well-drawn out regulations will help to prevent problems in neighbourhoods.
13. Numbers seem arbitrary.
14. We need better consultation with the farming community.

5. *Director's Report: no report*

Next Meeting: June 12, 2013